MEETING MINUTES CENTRE COUNTY PLANNING COMMISSION March 16, 2021

Members Present: Rich Francke, Chair, Chris Kunes, Vice-Chair, Bob Dannaker, John Franck, Jr.,

Denny Hameister, Deb Simoncek and Andrea Pandolfi

Members Absent: Mimi Wutz, Secretary, Michele Barbin

Staff Present: Ray Stolinas, Chris Schnure, Liz Lose, Anne Messner and Stacy Mann

Others Present: John Sepp, PennTerra Engineering; Mike Misselwitz, PennTerra Engineering;

Doug Hill, David E. Wooster & Associates; Tom Richey, Land of Paradise, LLC;

Mark Higgins, Commissioner

1. Call to Order - Pledge of Allegiance

Chairman Mr. Francke welcomed everyone to the Planning Commission meeting held in the Zoom virtual meeting platform and called the meeting to order at 6:01 p.m. The meeting was recorded and will be posted on the Centre County Planning and Community Development Office webpage for future reference.

2. Citizen Comments

None.

3. Approval of Minutes

A motion was made by Mr. Hameister and second by Mr. Dannaker to approve the minutes of February 16, 2021. Motion carried.

4. Planning Commission Member Updates

None.

5. New Business

Subdivision / Land Development

Subdivision:

None submitted for this planning cycle.

Land Developments:

Benner Pike Shopping Center (Preliminary Plan) 5 Buildings (Commercial) Benner Township A motion was made by Mr. Kunes and seconded by Mr. Franek to grant Conditional Preliminary Plan Approval subject to the completion of the pending items and the approval signatures of the Benner Township Planning Commission and Board of Supervisors.

Tabled Plans (no action):

G. M. McCrossin, Inc. - Phase 2 Lane Development

Final Plan

1-Building (Commercial / Office)

Premier RV Storage Land Development (CFA)

Benner Township

At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

File No. 125-20

Time Extension Requests:

	Potter Township	. 1 st Request (No Fee Required)
•	All Storage Solutions, LLC – Phase Three (CFA) Benner Township	File No. 91-20 .2 nd Request (No Fee Required)

- Breezy Acres Flowers Greenhouse & Mulch/Stone Sales Expansion (CFA)
 File No. 76-20
 Penn Township
 2nd Request (No Fee Required)

Note: CPA = Conditional Preliminary Plan Approval

CFA = Conditional Final Plan Approval

A motion was made by Mr. Franek and second by Mr. Dannaker to approve the above-mentioned Time Extension. Motion carried.

Major Subdivision and Land Development Plan Sub-Committee Meeting: The meeting date will be Thursday, March 25, 2021 at 4:00 p.m.

Please see Attachment #1 - Subdivision & Land Development for more information.

Centre County MPO Update

MPO Safety Subcommittee

Ms. Messner stated the MPO Coordinating Committee supported the creation of the Safety Subcommittee on February 23, 2021 and the first Safety Subcommittee was held March 8.

US Census Notice of Proposed Change of Urbanized Areas

Ms. Messner stated that this proposal is to change the current standard for urban areas by establishing

a density threshold of 385 housing units per square mile.

PA Transportation Survey

PennDOT is looking for your thoughts about transportation. By taking the survey you can provide feedback on your concerns in your community.

PA Yellow Dot Program

Ms. Messner presented the Yellow Dot Program for participation if interested.

Please see *Attachment #2 – CCMPO* Update for more information.

6. Director's Report and Other Matters to Come Before the Commission

The Director's report was previously emailed. Mr. Stolinas briefly went over individual items in the report.

- College Township Zoning Ordinance Amendment Chapter 200, Zoning, Keepting of Backyard Chickens in Residential Areas (1/28/21)
- College Township Zoning Map Amendment Trout Road Rezone T.P. 19-002B-,105-,0000- & 19-002-,059-,0000- (Portion) Two-Family Residential (R-2) to Multifamily Residential (R-3) District (2/11/21)
- State College Borough Zoning Map Amendment Rezone T.P. 36-011-,448-,0000-, 36-011-,449-,0002P & 36-011-,449-,0001P from Residence 2 (R2) to Residence 3 Historic (R-3H) (2/12/21)
- Ferguson Township SALDO Amendment Tree Preservation & Protection (2/19/21)
- Halfmoon Township Ordinance Amendment Chapter 166 Parkland Dedication (2/23/21)
- Centre Hall Borough Zoning Ordinance Amendment §27-502 Village Commercial (VC) Zoning District (3/3/21)
- College Township Dale Summit Small Area Plan
- Centre County Planning Commission Appointments
- Assistant Planning Director Position Hire

Please see Attachment #3 – County Planning Director Update for more information.

With no further business to come before the Commission, a motion was made by Mr. Kunes and second by Mr. Francke to adjourn at 6:52 p.m. Motion carried.

Respectfully submitted,

Raymond J. Stolinas, Jr., AICP, Director

THESE MINUTES WERE APPROVED AT THE APRIL 20, 2021 CENTRE COUNTY PLANNING COMMISSION MEETING.

Attachment #I

SUBDIVISION & LAND DEVELOPMENT March 16, 2021

Subdivisions:

None submitted for this planning cycle.

Land Developments:

1. Benner Pike Shopping Center
Preliminary Land Development Plan
Five (5) Commercial Buildings
Benner Township
CCPCDO File #14-21

Tabled Plans (no action):

G. M. McCrossin, Inc. -- Phase 2 Land Development Final Plan 1-Building (Commercial / Office) Benner Township CCPCDO File #145-17

At the November 21, 2017, CCPC Meeting, the plan was tabled for action at the request of the applicant until further notice.

Time Extension Requests:

March 16, 2021 Meeting

•	All Storage Solutions, LLC Phase Three (CFA) Benner Township	File No. 91-20 To Fee Required)
•	Breezy Acres Flowers Greenhouse & Mulch / Stone Sales Expansion (CFA) Penn Township	File No. 76-20 Io Fee Required)
•	LSC RP, LLC Land Development / Subdivision (CFA) Benner Township	File No. 5-20 o Fee Required)

Note: CPA = Conditional Preliminary Plan Approval CFA = Conditional Final Plan Approval

Time Extension Requests:

March 16, 2021 Meeting

•	All Storage Solutions, LLC Phase Three (CFA) Benner Township	File No. 91-20 No Fee Required)
•	Breezy Acres Flowers Greenhouse & Mulch / Stone Sales Expansion (CFA) Penn Township	File No. 76-20 No Fee Required)
•	LSC RP, LLC Land Development / Subdivision (CFA) Benner Township	File No. 5-20 No Fee Required)

Note: CPA = Conditional Preliminary Plan Approval CFA = Conditional Final Plan Approval

This office acknowledges receipt of written requests from the above-referenced applicants asking the Commission to favorably consider the granting of ninety (90) day time extensions for the completion of the remaining conditions pending plan approval.

Accordingly, we recommend the granting of ninety (90) day time extensions.

Benner Pike Shopping Center

(plan dated: February 4, 2021; last revised: March 11, 2021)

Preliminary Land Development Plan Five (5) Commercial Buildings Benner Township

Location:

Along the western boundary of Benner Pike (State Route 0150) and the eastern boundary of Paradise Road (State Route 3004), and adjacent to the Bellefonte Lanes to north in Benner Township.

Surveyor/Engineer: PennTerra Engineering, Inc., State College, Pa.

- Tract History: a) The development is to occur on a 14.47 acre tract of land owned by Land of Paradise, LLC, being Tax Parcel No. 12-3-214 (further known as Lot 3 of Plat Book 68, Page 126, which was the 4-Lot Subdivision of Lands of the Commonwealth of Pennsylvania for the Centre County Correctional Facility).
 - b) This proposal represents a Preliminary Plan submission showing the development of five (5) commercial buildings (supermarket & fuel pump area -- 53,750 sq. ft.; office/medical --7,200 sq. ft.; fast food restaurant -- 3,700 sq. ft; coffee / fast food restaurant -- 2,200 sq. ft. -- fast food restaurant -- 4,000 sq. ft) with corresponding infrastructure (i.e., lighting, stormwater facilities, public sanitary sewer, public water supply, access roads, traffic signal, etc.).

Note: Per the County's requirements, the Preliminary Plan depicts the development concept only, showing the general design with approximate dimensions of streets, buildings, and other planned features.

ARTICLE VII - LAND DEVELOPMENT (Commercial)

Preliminary Plan Submission 705.

- The lot being developed, known as Lot 3, was part of the previously approved subdivision plan C. per Plat Book 68, Page 126, in which sewage planning was approved by the Pennsylvania Department of Environmental Protection (DEP) on February 6, 2003 (Code #02-414) for 86 EDUs. Of the 86 EDUs approved by DEP, 82.50 EDUs were allocated to the Centre County Correctional Facility, as evidenced by a Spring-Benner-Walker Joint Authority application (dated: August 12, 2003) for a sewer tap, leaving 3.5 EDUs remaining. Per this land development activity proposing the use of 13.44 EDUs, provide this office with a completed copy of the Department of Environmental Protection (DEP) Application Mailer and corresponding written evidence of DEP approval for the additional 9.94 EDUs.
- Provide this office with a copy of the completed PNDI report and the corresponding letter from C. (cont) the U.S. Fish and Wildlife Service, per Project Notes 4.g.

719. Additional Supplemental Requirements

A. Supporting Data

- A.1. Awaiting receipt of the Township Engineer's review and approval relative to the Preliminary Plan concept, specifically regarding the general design, the approximate dimensions of the streets, buildings, and other planned features.
- A.3. Provide written confirmation from the Benner Township Zoning Officer indicating that the proposal meets or exceeds all applicable regulations per the Benner Township Zoning Ordinance.
- A.3. (cont) Provide written evidence from PennDOT indicating their approval of the Traffic Impact Study (TIS).
- A.5. Awaiting receipt of DEP's review and approval of the required Erosion and Sedimentation Pollution Control Plan (NPDES); and complete Project Notes 8.b.

C. <u>Certificates</u>

- C.1. Once conditional preliminary plan approval has been granted, obtain the signature of the Professional Land Surveyor responsible for the plan (i.e., Execute the Professional Land Surveyor Certification Block).
- C.1. (cont) Once conditional preliminary plan approval has been granted, obtain the signature of the Professional Engineer responsible for the plan (i.e., Execute the Design Engineer Stormwater Certification Block and the Engineer's Certification Block).
- C.4. Execute the Stormwater Facilities Acknowledgements (Landowner) Block.
- C.4. (cont) Obtain the original signature of the owner of the property being developed and execute the Certification of Ownership Block.
- C.2. Obtain the approval signatures of the Benner Township Planning Commission and the Benner Township Board of Supervisors.
- C.3. Upon completion of the above, obtain the approval acknowledgement signature of the Centre County Planning Commission.

General Comments

• Execute the Municipal Stormwater Certification Block.

General Comments (cont)

• Upon satisfactory completion of the above plan requirements, approval of the Preliminary Plan by the Commission constitutes conditional approval of the proposed development regarding the general design, the approximate dimensions of the streets, buildings and other planned features. The Preliminary Plan approval obligates the Applicant to the general scheme of the land development. However, if the Applicant determines that a significant change to the original submission is desirable, the plans may be modified by submitting a revised Preliminary Plan for review and approval.

Approval of the Preliminary Plan does not allow for construction of the required improvements, authorize the sale of lots or the recording of the Preliminary Plan.

• Note, per Section 508.(4)(v) of the Pa. Municipalities Planning Code (MPC), "In the case of a preliminary plat calling for the installation of improvements beyond the five-year period, a schedule shall be filed by the landowner with the preliminary plat delineating all proposed sections as well as deadlines within which applications for final plat approval of each section are intended to be filed. Such schedule shall be updated annually by the applicant on or before the anniversary of the preliminary plat approval, until final plat approval of the final section has been granted and any modification in the aforesaid schedule shall be subject to the approval of the governing body in its discretion." Updating the schedule annually protects the developer from any changes in zoning, subdivision and land development ordinances, and other governing ordinances subsequent to the date of the initial preliminary plan submission. Although the schedule for final plan submissions, as shown on Sheet 4 of 16, are intended to be submitted within a four year time frame, suggest the applicant submit a revised phasing schedule annually per the reasons cited above.

Subject to the review comments from the Benner Township Zoning Officer and Benner Township Engineer, staff recommends Conditional Preliminary Plan Approval subject to the completion of the items noted above and the approval signatures of the Benner Township Planning Commission and Board of Supervisors.

CCMPO UPDATE

March 2021

Anticipated Agenda Items

Technical Committee March No meeting

Coordinating Committee March No Meeting

Want to attend a meeting?

Please go to this link to find out more:

https://www.crcog.net/ccmpo

MPO Safety Subcommittee

February 23, 20210 the CCMPO Coordinating Committee supported the creation of a Safety Subcommittee. On March 8, 2021 the first MPO Safety Subcommittee was held. This first meeting included the FHWA perspective of safety as it relates to Federal Performance Measures. PennDOT Central Office also provided information on the possible tools that can be used to analyze intersections and roadway segments for safely improvements.

PennDOT District 2 developed a "top 10" list of intersections of concern based on their screening tools.

The Subcommittee provided very positive feedback and noted needing next steps to work toward developing safety projects for the next Transportation Improvement Program.

US Census Notice of Proposed Change of Urbanized Areas

February 2021 notice announces the Bureau of the Census proposed criteria for redefining urban areas based on the results of the 2020 Decennial Census. It also provides a description of the changes from the criteria used for the 2010 Census. The Census Bureau is requesting public comment on these proposed criteria which ends May 20,2021. The proposal is to change the current standard for urban areas by establishing a density threshold of 385 housing units per square mile. The urban area qualifies if there are at least 4,000 housing units or a population of \$10,000. This is an increase from the current 2,500 population minimum. MPO staff is in the early stages of review for this this proposed change. Link: https://www.federalregister.gov/documents/2021/02/19/2021-03412/urban-areas-for-the-2020-census-proposed-criteria

PA Transportation Survey

Each year PennDOT asks for you to share your thoughts about transportation. The link below is an opportunity to provide feedback including what you see as concerns in your community. The survey closes April 14, 2021.

https://survey.talkpatransportation.com/#/Survey



PA/COUNTY UPDATE

PA Yellow Dot Program

How the Program Works

Participants complete a personal information portion in the booklet, which includes the participant's name, contact information, emergency contact information, medical history and medications, allergies and the participant's doctors' contact information. A photo – showing only the participant's head and shoulders – is then taped on the spot allocated in the booklet.

The yellow dot decal provided in the program kit is placed in the lower left corner of the vehicle's rear window. The top of the sticker should be no higher than 3.5 inches from the bottom of the window. This decal alerts first responders that vital information can be found in the vehicle.



Place the completed information booklet, with the attached picture, into the vehicle's dashboard glove compartment.



How to Participate

For more information on Pennsylvania's Yellow Dot Program or to request a kit, visit www.YellowDot.pa.gov. You can also call the PennDOT Sales Store at: 717-787-6746.

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PLANNING AND COMMUNITY DEVELOPMENT OFFICE

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RAYMOND J. STOLINAS, JR., AICP

CENTRE COUNTY PLANNING COMMISSION MEETING

March 16, 2021

The following County Planning Director Update consists of summaries of all initiatives or updates completed within the previous month for the purpose of informing County Planning Commission members of their status.

COUNTY PLANNING DIRECTOR UPDATE

1. COLLEGE TOWNSHIP ZONING ORDINANCE AMENDMENT | CHAPTER 200, ZONING, KEEPING OF BACKYARD CHICKENS IN RESIDENTIAL AREAS (1.28.2021)

On January 6, 2021, Lindsay K. Schoch, Principal Planner, on behalf of Council, requested the County Planning Office's review and comment related to the Keeping of Backyard Chickens in Residential Areas in Limited Quantities. The Ordinance Amendment regulates the keeping and raising of livestock and poultry on residential parcels less than 10 acres in size. In addition, the amendment includes a modified definition of "Farm Use" along with other pertinent definitions, use regulations, setback standards, permitted amount of chickens on one property, structures (coops, runs), unlawful chickens, sanitary requirements, noise, and stipulations of enforcement. The Planning Director provided comments related to the various use regulations set forth in the amendment.

2. COLLEGE TOWNSHIP ZONING MAP AMENDMENT | TROUT RD. REZONE T.P. 19-002B-,105-,0000 & 19-002-,059-,0000- (PORTION) TWO-FAMILY RESIDENTIAL (R-2) TO MULTIFAMILY RESIDENTIAL (R-3) DISTRICT (2.11.2021)

On December 30, 2020, Lindsay K. Schoch, Principal Planner, on behalf of Council, requested the County Planning Office's review and comment related to the above-referenced parcels in College Township. Ms. Schoch requested the Centre County Planning & Community Development Office review the Zoning Map Amendment request before a scheduled College Township Council Public Hearing on February 18, 2021. College Township had been made aware of an opportunity for expanded workforce/affordable housing in the vicinity of Trout and Shiloh Roads. A proposed Senior Aged Workforce Housing project has been slated for T.P. 19-002B-,105-,0000 on 6.4 acres that is currently vacant. College Township Planning & Zoning staff recommended the Zoning Amendment for the development tract from *Two-Family Residential (R-2)* to *Multifamily Residential (R-3)*, in addition to amending a portion of T.P. 19-002-,059-,0000- (1.4 acres) of the adjacent lot currently zoned *Planned Research and Business (PRBD)* and *Two-Family Residential (R-2)*, rezoned as *Multifamily Residential (R-3)* for consistency purposes. The County Planning Director provided comments regarding zoning district alignment with other surrounding parcels, consistency with the *Centre County Comprehensive Plan, Phase I (2003)*, under the *Housing* chapter, definition of

"Senior Aged Workforce Housing", and clarification of the 1.4 acres portion identified in the preamble of the amendment.

3. STATE COLLEGE BOROUGH ZONING MAP AMENDMENT | REZONE T.P. 36-011-,448-,0000-, 36-011-,449-,0002P & 36-011-,449-,0001P FROM RESIDENCE 2 (R2) TO RESIDENCE 3 HISTORIC (R-3H) (2.12.2021)

On February 2, 2021, Gregory J. Garthe, Senior Planner, on behalf of Borough Council, requested the County Planning Office's review and comment related to the above-referenced parcels in State College Borough. Mr. Garthe requested the Centre County Planning & Community Development Office review the Zoning Map Amendment request before a scheduled State College Borough Council Public Hearing on March 1, 2021. The existing building at 318 South Atherton Street is being pursued by Out of the Cold:Centre County as a proposed Homeless Shelter currently within the Residence 2 (R2) zoning district. The use of a homeless shelter is not listed as a use within §19-601 as an allowed use or special exception. "Community Centers" are allowed as a use within the Residence 3 Historic (R-3H) and the classification in this district will allow the building space to be used as a community center and offer a permanent home as a low-barrier homeless shelter. The center would operate as an overnight shelter and could serve up to 30 guests and expand as a day shelter as well for the homeless. The County Planning Director provided comments regarding consistency with the Centre County Comprehensive Plan, Phase I (2003), under the Housing chapter and consistency with the enacted, November 25, 2013, Centre Region Comprehensive Plan Update, Future Land Use Map.

4. FERGUSON TOWNSHIP SALDO AMENDMENT | TREE PRESERVATION & PROTECTION (2.19.2021)

On January 29, 2021 and February 16, 2021, Jenna Wargo, Director of Planning & Zoning, on behalf of the Board of Supervisors, requested the County Planning Office's review and comment related to the above-referenced SALDO Amendment. Ms. Wargo requested the Centre County Planning & Community Development Office review the SALDO Amendment request before a scheduled Public Hearing on March 1, 2021. The Amendment intends to ito preserve, protect and maintain existing native trees throughout Ferguson Township, while increasing tree canopy and understory, preserve and evaluate healthy trees on site through grading, land development and subdivision plans and preserve and protect individual and groups of heritage trees. The Planning Director provided comments related to the various preservation, protection and replacement criteria forth in the amendment.

5. HALFMOON TOWNSHIP ORDINANCE AMENDMENT | CHAPTER 166 - PARKLAND DEDICATION (2.23.2021)

On February 5, 2021, Corey Rilk, Senior Planner with CRPA, on behalf of the Board of Supervisors, requested the County Planning Office's review and comment related to the above-referenced SALDO-related Amendment. Mr. Rilk requested the Centre County Planning & Community Development Office review the SALDO-related Amendment request before a to be scheduled Public Hearing. Halfmoon Township previously established Parkland Dedication requirements in the above-referenced Chapter and sections. Various reasons for the amendment include the current exclusion of parkland dedication requirements or fee-in-lieu for subdivisions of four-lots or less, and the current outlined method of calculating the fee-in-lieu is based on an antiquated acreage formula. The Ordinance Amendment remedies the aforementioned exclusion and outdated calculation by requiring a dedication of land or fee-in-lieu for any new subdivision regardless of the number

of lots, as the proposed fee-in-lieu will be a flat per lot fee (\$1,000). The method for calculating the amount of land for dedication (0.05 per dwelling unit per acre) and the requirements for suitable land (minimum criteria standards) have not been altered. The County Planning Director provided comments regarding consistency with the *Centre County Recreation and Greenway Plan (August 2009)*, the *Centre County Comprehensive Plan, Phase I (2003)*, under the *Community Facilities and Services – Recreation* chapter, and the *2017 Centre County Comprehensive Plan, Phase II | Recreation (February 2018)* component without any technical comments.

6. CENTRE HALL BOROUGH ZONING ORDINANCE AMENDMENT | §27-502 VILLAGE COMMERCIAL (VC) ZONING DISTRICT (3.3.2021)

On February 12, 2021, Attorney John R. Miller, III provided a transmittal letter requesting the review of a Zoning Ordinance Amendment within the Borough Village Commercial (VC) zoning district. Attorney Miller requested the Centre County Planning & Community Development Office review the Zoning Ordinance Amendment request without a proposed date for a scheduled Public Hearing. The Centre Hall Borough Planning Commission recommended, by letter dated February 5, 2021, "that Centre Hall Borough move forward with amending the Zoning Ordinance section (VC) from two (2) units per building to three (3) units per building and to include minimum apartment sizes and regulations in the §27-502 with the following stipulations: Minimum Size: (1) Bedroom Apartment - 650 ft.², (2) Bedroom Apartment - 750 ft.², (3) Bedroom Apartment - 900 ft.², must not exceed (2) residents per bedroom, must provide off-street parking of two (2) spots per unit, must meet all applicable building, fire codes and ADA Act of 1990. The County Planning Director provided comments regarding the proposed amendment increase and existing ordinance limits on dwelling units allowed within Commercial districts and clarification of parking/loading requirements.

7. COLLEGE TOWNSHIP | DALE SUMMIT SMALL AREA PLAN

The County Planning Director is currently participating with a team of community members to reenvision the Gateway to College Township and market the area for new mixed uses and development. Meetings have included the draft development of a mission statement and identification of strengths, weaknesses, opportunities and threats.

8. CENTRE COUNTY PLANNING COMMISSION | APPOINTMENTS

On February 17, 2021, the Centre County Board of County Commissioners recently appointed Ms. Deborah Simoncek for term of February 1, 2021 to December 31, 2024, replacing Pam McCloskey. And, on March 3, 2021, Andrea Pandolfi was appointed for a term of March 1, 2021 to December 31, 2024, replacing Alfreda Persic. Staff and Planning Commission members welcome the new members and offer any assistance with understanding the tasks and responsibilities of the Centre County Planning Commission.

9. ASSISTANT PLANNING DIRECTOR POSITION | HIRE

We received a total of eighteen (18) applications for the position and are virtually conducting interviews with seven potential applicants on January 14th and 19th. On March 11, 2021, the Centre County Commissioners unanimously approved Elizabeth Lose as the new Assistant Planning Director. Ms. Lose plays an active role in coordinating with the Nittany Valley and Penns Valley regional planning commissions, County and Regional Comprehensive Plan development, broadband initiatives, coordination with annual internships and many other tasks and responsibilities as Senior Planner. Her versatility will seamlessly transform into the Assistant Planning Director role as she has demonstrated abilitiy to lead in these respective projects within the County Planning & Community Development Office. I and staff look forward to forging ahead with many more County, Regional and Municipal Planning projects with Ms. Lose as the new Assistant Director and anticipate a meaningful transition into 2021.